



## 687 Cranston Avenue Calgary Alberta

\$1,380,000

Understated luxury and style describe this incredible executive home situated within steps to the Bow River and miles of pathway systems thru Fish Creek. Offering 3,751 SF of developed living space with 4+1 bedrooms, 3.5 bathrooms, triple attached garage and walkout basement. You are welcomed into a large, tile foyer to the bright and open main floor where you will find rustic hardwood flooring throughout, high ceilings highlighted by wood beams that adorn the living room with a majestic gas fireplace where you can enjoy backyard views and a spacious dining area allowing ample room to host family and friends. The Chef's kitchen is centrally located and the heart of the home showcasing custom maple cabinetry, an oversized island with breakfast bar, granite & quartz countertops, undercabinet lighting, walk-in pantry, butlers pantry and top of the line stainless steel appliances including gas range. A mud room with built-ins, home office and 2 piece bathroom complete this space. The upper level hosts a bonus room, primary bedroom featuring a vaulted ceiling, private sitting area, walk-in closet with extensive built-ins and a spa-like 5 piece ensuite with dual vanities, stand alone soaker tub and a separate shower. A conveniently located laundry room and 3 additional bedrooms which share a 4 piece bathroom area also found on this level. The walkout basement is sure to impress with a family room with full service wet bar, a theater room with built in speakers, two-tiered flooring, Lutron lighting and custom carpet, 5th bedroom, 3-piece bathroom and loads of storage space. The low-maintenance backyard, with synthetic grass, backs onto a ravine and provides year around enjoyment with a hot tub on the expansive aggregate patio surrounded by remote control power privacy screens. Further notable features include central ac (x2), Hunter Douglas Silhouette automated blinds, c...

Bonus Room 17.17 Ft x 14.92 Ft

Laundry room 10.92 Ft x 7.17 Ft

Primary Bedroom 14.92 Ft x 12.92 Ft

Bedroom 14.92 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

Family room 18.58 Ft x 18.25 Ft

Storage 12.00 Ft x 7.00 Ft

3pc Bathroom Measurements not available

Living room 16.92 Ft x 13.42 Ft

Dining room 16.00 Ft x 11.00 Ft

Kitchen 14.92 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.joelyc.com/>

**RE/MAX Realty Professionals**

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Other 7.00 Ft x 4.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 13.50 Ft x 12.50 Ft

Other 9.92 Ft x 6.42 Ft

Office 10.67 Ft x 8.50 Ft

2pc Bathroom Measurements not available